



SCALE
N.T.S.

DATE
12/12/14

ZONING MAP

CITY OF BRYAN
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ZONING DISTRICTS

- R1 Single Family Residential
- R2 Traditional Residential
- R3 Multi-Family Residential
- MU Multi-Use
- I1 Light Industrial
- I2 Heavy Industrial
- C1 Neighborhood Commercial
- C2 General Commercial
- C3 Central Business
- Core Area

PROPERTY SETBACKS

ZONE	FRONT	SIDE	REAR
R1	30'	10'	25'
R2	25'	8'	20'
R3	—	—	—
MU	10'	20'	20'
Adjacent to residential	10'	5'	5'
Not adjacent to residential	10'	5'	5'
I1	70'	70'	70'
Adjacent to residential	70'	25'	25'
Not adjacent to residential	70'	25'	25'
I2	50'	100'	100'
Adjacent to residential	50'	10'	10'
Not adjacent to residential	50'	10'	10'
C1	40'	40'	40'
Adjacent to residential	40'	15'	15'
Not adjacent to residential	40'	15'	15'
C2	40'	40'	40'
Adjacent to residential	40'	15'	15'
Not adjacent to residential	40'	15'	15'
C3 In Core			
Adjacent to residential	4'	15'	15'
Not adjacent to residential	10'	0'	0'
C3 Out of Core			
Adjacent to residential	10'	15'	15'
Not adjacent to residential	10'	5'	5'

1. In the event that a maintenance easement is required along a side lot line, the minimum side yard requirement shall be increased to 15' for such yard.
2. Except that for lots abutting a state route the minimum front yard setback shall be 25'.
3. When two adjacent buildings do not share a common wall, they shall maintain a minimum separation of 20'.
4. Shall comply with section 1155.05(c).

